

Property ID I4577

New luxury villa close to the sea with pool
sea view and absolute privacy in East
Lefkada.



31084 Lefkada - Nydri



Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31084
City	Lefkada - Nydri
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 180 m ²
Usable area	approx. 180 m ²
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	3
Plot size	approx. 1.750 m ²
Purchase price	2.250.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2022
Condition	As good as new
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	8 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	1
Airport	31 km

Location

The villa is quietly located on the edge of the forest and is only 5 minutes away from the cosmopolitan town of Nidri with its amenities. Nature lovers can explore an ancient, secret path to the waterfalls of Nidri; there is also an award-winning spring of pure water nearby.

Property description

In Nidri, Lefkadas, an excellent, newly built villa with 180 m² of living space on a 1,750 m² plot is for sale.

The villa impresses with its unobstructed sea views and was built in 2022 to a high standard. It offers tranquillity and absolute privacy.

Exclusive use with absolute seclusion, as the plot is not adjacent to other houses and therefore guarantees absolute tranquillity.

Privacy is guaranteed as the surrounding area is designated as a nature reserve and building restrictions apply.

It has open parking for at least 8 cars as well as a laundry room, storage rooms and a storeroom and is spread over two levels:

First floor:

On the first floor there is the entrance area with hallway, the laundry room, storage rooms and a large double bedroom with high-quality fitted wardrobes.

This bedroom offers breathtaking, unobstructed sea views and access to the stone terrace on the first floor and the luxurious infinity pool. The large bathroom has a walk-in shower.

The kitchen is fully equipped with built-in appliances and solid walnut cabinets.

The spacious living room also offers magnificent views of the sea and the Vlychos Marine Bay.

Upper floor: An internal marble staircase leads to the upper floor where there are two very large bedrooms, each with its own large bathroom with walk-in shower and hydromassage.

The bedrooms offer access to three large terraces with a total area of approx. 30 m² and a breathtaking view of the sea, the Princes' Islands and the private pool.

The sea views are simply magnificent and can be enjoyed from all interior and exterior areas of the villa and the property - a unique living experience.

Equipment/Features

The outdoor area of the villa also features stone paving, elegant stone fences, a wooden pergola and a barbecue area, providing the perfect setting for enjoyable moments and hospitality.

The 1,750 m² plot offers plenty of space and includes a building permit with a remaining constructed area of approx. 70 m², which allows for a further extension or expansion of the house.

- Distance to the sea (m): 1000
- Playroom
- Energy class A
- storeroom
- terrace
- Corner position
- Bright and airy
- Satellite connection
- Plot area: 1750 m²
- Interior staircase
- Solar water heater
- View
- Pets welcome



- Private garden
- Air conditioning
- Frame: Aluminum
- Night power supply
- Swimming pool
- Security door
- Orientation: Southwest
- Driveway: Asphalt
- Front of property
- Alarm system
- Glazing: Double glazing
- Flooring: Tiles

Other data

This luxurious villa offers a rare combination of luxury, privacy and investment potential. Contact us to arrange a viewing and experience this unique residence first hand.

It has open parking for at least 8 cars and storage space.



Your contact person

Herr Dipl.-Ing. Konstantin Korakas
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: www.hellasproperty.com

Email: info@hellasproperty.com

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